

May 4, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
MAY 4, 2015**

MEMBERS PRESENT: Eric Prause , Chairman
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Julian Stoppelman, Sitting
Patrick Kennedy
Teresa Ike

EVERGREEN CROSSING, LLC

325 New State Road

Inland Wetlands Permit – Determination of Significance (2015-024)

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2015-024 will not have a significant impact on the waterbody and therefore will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-024)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated April 16, 2015 to Renata Bertotti, Senior Planner;

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2. Derrick Gregor, P.E., Assistant Town Engineer, dated April 16, 2015 to Renata Bertotti; and
3. Bernard Kalansuriya, P.E., Design Engineer, dated April 16, 2015 to Renata Bertotti.

Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Erosion and Sedimentation Control Plan (2015-025)

MOTION: Mr. Stoppelman moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated April 16, 2015 to Renata Bertotti, Senior Planner;
2. Derrick Gregor, P.E., Assistant Town Engineer, dated April 16, 2015 to Renata Bertotti; and
3. Bernard Kalansuriya, P.E., Design Engineer, dated April 16, 2015 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

PRD Detailed Site Development Plan Modification (2015-026)

MOTION: Mr. Stebe moved to approve the PRD Detailed Site Development Plan Modification with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated April 16, 2015 to Renata Bertotti, Senior Planner;
2. Derrick Gregor, P.E., Assistant Town Engineer, dated April 16, 2015 to Renata Bertotti; and
3. Bernard Kalansuriya, P.E., Design Engineer, dated April 16, 2015 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

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TOWN OF MANCHESTER PLANNING DEPARTMENT

375R, 381, and 401 Adams Street

Inland Wetlands Permit (2015-032)

MOTION: Mr. Stoppelman moved to approve the inland wetlands permit. Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity will have numerous positive impacts on water quality, flood conveyance and stability, and overall stream corridor habitat quality.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Erosion and Sedimentation Control (2015-033)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan. Ms. Shanbaum seconded the motion and all members voted in favor.

Flood Plain Permit (2015-034)

MOTION: Ms. Shanbaum moved to approve the flood plain permit. Mr. Stebe seconded the motion and all members voted in favor.

LYNCH FAMILY

179 Tolland Turnpike

Special Exception Modification (2015-043)

MOTION: Mr. Stebe moved to approve the special exception modification of façade elevation materials and colors. Mr. Brown seconded the motion and all members voted in favor.

FRIENDLY AMENDMENT: Mr. Stebe moved to amend the motion to add the condition that the LED lights will be white on glass panels. Mr. Brown seconded the motion and all members voted in favor of the amendment.

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MOTION: Mr. Stebe moved to approve the special exception modification of façade elevation materials and colors with the condition that the LED lights will be white on glass panels. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

MOTION: Mr. Brown moved to approve the following meeting minutes as written:

1. October 6, 2014 – Public Hearing
2. October 6, 2014 – Business Meeting
3. October 20, 2014 – Public Hearing
4. October 20, 2014 – Business Meeting
5. March 2, 2015 – Aquifer Protection Agency Meeting
6. March 2, 2015 - Public Hearing
7. March 2, 2015 - Business Meeting
8. March 2, 2015 – Workshop
9. March 16, 2015 - Public Hearing
10. March 16, 2015 - Business Meeting

Mr. Stebe seconded the motion and all members voted in favor.

AMENDED MOTION: Ms. Shanbaum moved to approve the minutes with the following modifications:

1. On page 6 of the October 6, 2014 Public Hearing minutes, change, “the freestanding sign is 25’ to 27”” to read, “the freestanding sign is 25’ to 27’ high.”
2. On pages 2, 3, and 4 of the October 20, 2014 Public Hearing Minutes, change “Mr. Kahaner” to “Dr. Kahaner.”
3. On page 1 of the March 2, 2015 Business Meeting minutes, note which members were sitting.
4. On page 2 of the March 16, 2015 Business Meeting minutes, change the sentence, “Ms. Shanbaum said she supported this amendment because adding uses for repurposing existing buildings within the Industrial Zone, especially for an activity like horticulture, and supports the Plan of Conservation and Development,” to read “Ms. Shanbaum said she supported this amendment because adding uses for repurposing existing buildings within the Industrial Zone, especially for an activity like horticulture, is beneficial and supports the Plan of Conservation and Development.”

Mr. Stebe seconded the amendment and all members voted in favor of the amendment and of the adoption of the minutes as amended.

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RECEIPT OF NEW APPLICATIONS

1. **KEYSTONE NOVELTIES DISTRIBUTORS, LLC – CUD Detailed Site Development Plan Modification (2015-040)** - To erect a temporary tent for the sale of fireworks from June 25 to July 5, 2015 at 170 Slater Street.